

1 **PELICAN MARSH COMMUNITY DEVELOPMENT DISTRICT**
2 **NAPLES, FLORIDA**
3 Regular Meeting of the Board of Supervisors
4 February 15, 2023

5 The regular meeting of the Pelican Marsh Community Development District Board of
6 Supervisors was held on Wednesday, February 15, 2023, at 9:00 a.m. at the Pelican
7 Marsh Community Center, Naples, Florida.

8 **SUPERVISORS PRESENT**

9 Edward Walsh, Chairman

10 Tim Jackoboice, Vice Chairman

11 John Minty, Treasurer

12 Dean Sieperda, Supervisor

13 Robert Giannetti, Supervisor

14 **ALSO PRESENT**

15 Neil Dorrill, Manager, Dorrill Management Group

16 Christopher Dorrill, Field Manager

17 John Vanover, Operations Manager

18 Tony Pires, District Counsel

19 Brent Burford, District Engineer

20 James Calamari, Access Control

21 **PUBLIC COMMENT**

22 No public comment was received at this time.

23 **ROLL CALL/APPROVAL OF AGENDA**

24 All supervisors were present for the meeting.

25 **On a MOTION by Mr. Jackoboice and a second by Mr. Minty the agenda was**
26 **approved.**

1 **APPROVAL OF MINUTES**

2 On page 1 line 22 replace 'True Lakes' with 'Troon Lakes'.

3 On page 3 line 6 replace 'encountered' with 'encumbered'

4 **On a MOTION by Mr. Gianetti and a second by Mr. Sieperda the minutes were**
5 **approved with these changes.**

6 **FINANCIALS**

7 At the end of the first quarter the district had \$4.7 million cash. \$975,000 was in the
8 capital reserve fund. The district budgeted an additional \$500,000 contribution in the
9 current fiscal year, mostly to fund the replacement of the three-guard gate facilities
10 project which is to begin next month. Under liabilities were \$214,000 in payables at end
11 of the first quarter that were outstanding. Throughout December \$2.6 million in non-ad
12 valorem assessments came in which was astounding. This brings year to date amount
13 to \$3.7 million which is about \$74,000 over the forecast amount. Total interest income
14 through first quarter was \$24,000, forecast amount was \$21,000 so we're about 12%
15 over the anticipated interest earnings. Under miscellaneous revenues, it is too early in
16 the year to bill former Naples Daily News property that contributes revenue to the district
17 and too early to bill Mercato. Both are billed in the second half of the year. On the
18 expense side of the statement the only cost center over budget was the fountain which
19 needed a major repair. There was a minor overage on access control due to being just
20 a little over on what was forecast for the cost of the health insurance plan premiums,
21 which are paid bi-annually. District was \$1,000 over on roadway services due to repairs
22 and maintenance costs that came up. The overall operating expenditures were about
23 \$41,000 under budget.

24 **The financials were accepted on a MOTION by Mr. Minty and a second by Mr.**
25 **Jackoboice.**

26 **MANAGER'S REPORT**

27 **A. Tiburon Entry Landscape**

28 Mr. Dorrill gave brief background on the Tiburon landscape plans to those present. Mr.
29 Minty spoke to Ellin Goetz, she is tweaking a few things and should have the landscape
30 plans for Tiburon ready by this week. Donna Williams, President of Muirfield HOA
31 remarked about a tree in the roundabout as you enter Tiburon from Vanderbilt Beach
32 Road that is being covered up by some plants that are becoming overgrown. Mr. Minty

1 informed her and everyone else present that the plan going forward is to replace the
2 plants every year to keep them under control.

3 **B. Tiburon Entry Hardscape**

4 Redoing all the hardscape and signage at the community entrance and all major
5 intersections of Tiburon. Have retained Outside Productions to complete the work. Mr.
6 Pires made some minor changes to the Outside Productions contract to reflect current
7 statutes regarding public records requests as well as some other minor changes. Mr.
8 Dorrill is seeking the districts approval to approve a cost not to exceed \$13,000 for
9 remaining three tasks and their attendance at the public meetings subject to Mr. Pires
10 minor changes to the contract and to authorize the Chairman to execute the agreement.
11 **On a MOTION by Mr. Sieperda and a second by Mr. Jackoboice the execution of**
12 **the contract and costs associated have been approved as outlined.**

13 **C. Pelican Marsh Hardscape**

14 Due to the projects lack of bids, Mr. Dorrill met with the general contractor to ask about
15 adding a change order to their existing agreement. The contractor will have a change
16 order to Mr. Dorrill by the end of the month. It will be on the meeting agenda for next
17 month. Board has already approved designs for the lettering for the signs. All three will
18 be identical and will be backlit. The Vanderbilt Beach Road sign has no electricity
19 running to it so an electrician will have to run power to it. The entire project will probably
20 take one year for completion. Ms. Williams remarked that she thought they strung
21 Christmas lights on the Vanderbilt sign every year. Mr. Minty commented that while
22 they have electricity for landscaping purposes in the area around the sign there is no
23 electricity in the middle of the sign itself which is needed for the backlit lettering.

24 **D. Pelican Marsh Gates**

25 The board is going to save some money and not replace the gates. They are
26 structurally sound and will have them painted a dark bronze anodized color to match the
27 guard houses.

28 **E. FY23 Tree Service Bid**

29 Mr. Dorrill asked the board to award the fiscal 2023 tree service agreement. Two bids
30 were received. Lowest and most responsive bid was received from Anytown Tree
31 Service at \$11,875. The second bid was with Roots Up at \$12,250. **On a MOTION by**
32 **Mr. Giannetti and a second by Mr. Minty the contract with Anytown Tree as**
33 **approved.**

1 **F. FY23 Road Paving Survey**

2 It has been an ongoing process to survey and where appropriate seek support of our
3 Civil Engineer to evaluate the pavement condition. The district has been milling and
4 repairing certain main collector roads within the community. No roads are forecast in
5 need of repair this year. Mr. Dorrill did note that for liability reasons the roads are
6 patched, and sidewalks are repaired annually. Will see hefty costs budgeted for next
7 year to repair Spanish Moss Trail, Wood Duck Lane, and Little Duck Lane.

8 **G. Rescheduling March Meeting**

9 Mr. Dorrill requests they adjust the March meeting because it currently coincides with
10 Spring Break and several members will be out of town. Also need to schedule the audit
11 presentation. The March meeting will take place at the Tiburon Community Center and
12 the audit presentation will be conducted after a five-minute recess following the regular
13 meeting.

14 **ATTORNEY'S REPORT**

15 **A. Goodlette Frank Bridge Update**

16 Authorize Chairman to sign quit claim deed and the final form to the district to accept
17 the grant of easement as prepared by Mr. Pires. Steve Broschi who owns one of the
18 office condos outside the gates within the CDD would like to know if the county is
19 planning to do any eminent domain with their Goodlette Frank Road expansion project.
20 To Mr. Pire's understanding the county is planning to do all of the work within the
21 existing right of way but there are no plans yet. Richard Benson of Portofino asked if
22 they have any sort of simple drawings showing where the road expansion might be. Mr.
23 Walsh informed him that there are no details yet. **On a MOTION by Mr. Minty and a
24 second by Mr. Jackoboice the signing of the quit claim documents and
25 acceptance of the easement grants have been approved as outlined.**

26 **ENGINEER'S REPORT**

27 No engineering report was received at this time.

28 **SUPERVISORS' REQUESTS**

29 **A. Head Count Update**

30 Mr. Walsh requested a current head count to see which departments are short
31 employees. Access control and landscaping are short three employees each. Mr.

1 Dorrill pointed out that they are doing what they can to fill these positions but that it is a
2 brutal time in the marketplace to be looking for labor.

3 **B. Vanderbilt Road Closure**

4 Mr. Dorrill reminded the board that a blast email will be sent next week alerting
5 everyone that the Vanderbilt Beach Rd. entrance will be closed, and demolition
6 scheduled to start happening on or about April 1, 2023.

7 **PUBLIC COMMENT**

8 Steve Broschi, who owns the office condos outside the gates wanted to alert everyone
9 to an issue with a family pan handling almost every day for the last couple weeks on the
10 corner of Galleria Drive and Airport Rd. They are rather aggressive and approach cars
11 in the road. Mr. Dorrill points out that this is becoming a manifest issue throughout the
12 county due to the county commission's current pan handling ordinance which gives the
13 right to pan handle in the road right of way as long as not in the median, obstructing
14 traffic or approaching vehicles. Encourage the commercial property manager to have a
15 standing trespass order on file. While the CDD owns the road it does not have any
16 police powers. Mr. Dorrill will send a letter to the Sheriff's Department in support of no
17 trespassing enforcement.

18 **ADJOURNMENT**

19 The next meeting will be March 22, 2023, at 9:00 a.m. at the Tiburon Community
20 Center. **On a MOTION and a second, the meeting was adjourned at 9:54 a.m.**